

PLANNING BOARD MINUTES

June 11, 2025

The pre-meeting of the Planning Board was called to order by Vice Chairman Mr. Michael Pantalone at 6:00 PM in the Second Floor Caucus Room of City Hall.

Members Present:

David Catalana
Douglas Menz
Nilsa Rosario
Robert Odorizzi
Elizabeth Arthur
Michael Pantalone

Also present were:

Michael Malinsky, Planning Board Solicitor
Yasmin Perez, Planning Board Secretary
Kathleen Hicks, Supervising Planner
Ryan Headley, Planning Board Planner/Engineer
Elizabeth Jambor, Assistant Planner

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2024 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

MINUTES

Approval of minutes from the May 14, 2025 board meeting.
The Chairman made a motion to approve the minutes.

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

RESOLUTIONS

Approval of resolutions from the May 14, 2025 board meeting.
The Chairman made a motion to approve the resolution.

Resolution #6705

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6706

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6707

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6708

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6709

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6711

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6712

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6713

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Resolution #6714

David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

DEVELOPMENT PLAN

The report was prepared by Christopher Dochney from CME Associates. The Housing Element is part of the City's Master Plan and outlines how the city will meet its affordable housing obligations. He noted that the plan includes the use of affordable housing trust funds, which may be used for substantial repairs to existing housing (not cosmetic improvements). N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the City of Vineland filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine"; and that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder's remedy lawsuits, until July 1, 2025. The City continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan. On March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "Amended FHA"). The City adopted a "binding resolution" accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 28, 2025, establishing its Fourth Round Present Need of 276 and Prospective Need of Zero, due to the City's status as a Qualified Urban Aid Municipality. The has continued immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the City's

Fourth Round obligations on March 1, 2025. On April 24, 2025, the Court entered an order establishing the City's Fourth Round Present Need of 276 and Prospective Need of Zero. Now that the City has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025. There is a present need for rehabilitation obligation. There are 276 units within the next 10 years. The city should make a good faith effort to repair 276 homes that are occupied in lower income households. There are some finds through the Community Development Program and the Affordable Housing Trust Fund. Over the past five years, approximately 160 homes have been completed through the program. An additional 107 homes are anticipated over the next ten years. The plan includes 4 to 5 future affordable housing construction projects, which will help generate affordable housing credits and meet long-term obligations. The City has not yet adopted the plan and may consider endorsing the document at the next meeting. When this is adopted, it will be an element of the Master Plan.

Ms. Hicks emphasized that the City has consistently complied with its COAH (Council on Affordable Housing) obligations and maintains a strong trust fund to support future efforts.

The Vice Chairman entertained a motion to approve the application. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:
David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

The Vice Chairman entertained a motion to approve and adopt Resolution 6710. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:
David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Extension Request- Eastern Pacific Development, Resolution #6602.

The applicant was represented by Stephen Boraske, Esq. The Original Approval was for a Major Site Plan approval granted in the year 2003 for a 58-unit townhouse development (all 3-bedroom units). The project includes an affordable housing component. Progress has been delayed due to issues related to NJFMA (New Jersey Fair Housing Act) credit allocation. The applicant continues to comply with all conditions of approval. They remain engaged and express a clear intent to proceed with the development. They believe they are entitled to the extensions according to Section 52A, and are requesting three one-year extensions, extending the approval period from November 8, 2025, through November 8, 2028.

The Vice Chairman entertained a motion to approve the extension. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:
David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

Garden State Truck Stop Amended – located on the northerly side of Garden Road between Mill Road and N.J.S.H. State Route No. 55, Block 602, Lot 8, Tax Map Sheet #6, Project No. PBA-25-00022.

Preliminary/final major site plan approval for modifications to existing site improvements on a previously approved truck wash, gas station and convenience center.

Mr. Justin White, Esq., appeared before the Board to request revisions to a previously approved site plan. Mr. Joseph Maffei, PE, PP, provided testimony regarding the proposed changes, which primarily focus on adjustments to the landscaping plan.

Mr. Maffei introduced Exhibit A-1, a set of 7 photographs depicting the existing site conditions and the specific areas where landscaping relief is requested. The applicant is seeking relief from landscaping requirements at the rear of the site, which faces a nearby pallet facility to the west. The rear basins are fenced. The front of the site will be landscaped, including the area in front of a small stormwater basin, and a fence

will be installed around the front basin for safety and screening. Landscaping will be provided in front of the basin to enhance its visual appearance. Mr. Maffei identified two primary areas of focus: The rear of the site, where landscaping relief is requested. The front basin, which will be fully landscaped. The applicant requested waivers for landscaped radius areas, and Mr. Maffei provided explanations using the photographic exhibit to identify each location. They will comply with all staff reports and conditions of approval.

Mr. John Salvador, residing at 2211 W. Garden Road, addressed the Board. He stated that while the project was previously approved, improvements had not been completed. He raised concerns about standing water on the site and requested that the site be inspected.

The Chairman entertained a motion to approve the application. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

Michael Pantalone: Yes

PUBLIC HEARING

Garden Truck Stop– located on the southwesterly corner of Garden Road and DeMarco Drive, Block 1003, Lot 3, Tax Map Sheet #10, Project No. PBA-25-00024. Preliminary/final major site plan approval, to construct a 6,400 square foot four bay specialized repair garage and an 8,000 square foot truck wash building along with additional site improvements.

Mr. Justin White, Esq., appeared before the Board to present a revised application for a previously denied truck repair and truck wash facility. The revised proposal includes substantial modifications in response to concerns raised at the prior hearing held in March.

Mr. Joseph Maffei, PE, PP, testified that the overall development was reduced by approximately 25%, with the truck repair facility reduced to 6,400 square feet and the truck wash facility reduced from 10,000 square feet to 8,000 square feet. The total building size is approximately 9,600 square feet. The maintenance building is down to 2 bays from 4 bays. There is now 205 feet from the truck wash building and the repair building. The buildings are pushed further from Demarco Drive. There is enhanced truck turning radius (205 feet) and designated queuing area along the western side of the site. There is no bay on that side of the facility so there is room for the queueing. The applicant is proposing significant landscaping enhancements at the industrial park entrance. The applicant is requesting a variance for lot frontage, Industrial Use, Garden Road (181.81 feet provided vs. 250 feet required), which is a pre-existing non-conforming condition. Front Buffer, DeMarco Drive (12 feet provided vs. 15 feet required). The relief requested are under both hardship and C-2 criteria.

Ms. Hicks suggested the handicap parking stall be moved westward to accommodate truck movement and improve access. She also had prior communication with Sandra Forosisky and the Industrial Commission, which agreed to maintain landscaping and irrigation. The developer will put in the landscaping and irrigation, and the Industrial Commission will maintain the right of way.

Mr. Headley asked about expanding the landscape buffer and eliminating unshielded lighting; both requests were accepted by the applicant.

Mr. Maffei indicated that he would look into areas to the south to expand the buffer. The applicant is proposing a 25' wide landscape buffer along residential property lines, with staggered rows of trees and shrubs (double row, 5' off-centered). They agreed to extend the landscape buffer along the full property line with 6–8' high vegetation where feasible. Trees cannot be planted directly above the underground basin. There is a possibility of narrowing and lengthening the underground basin to improve buffer width. Lighting adjustments: unshielded wall-mounted lights to be removed; shields to be added where appropriate. A gate will be installed for security after operating hours; Board members agreed this was a beneficial improvement.

David Shropshire, Traffic Engineer, testified that the project would generate less than 30 peak-hour trips and would not create significant delays for outbound traffic. He also presented traffic counts from Demarco Drive. Some traffic will transfer back and forth from trucking facilities and it was included in the traffic study. They do expect movement but he does not see an impact.

Zyggy Dobolski, Owner and Operator, testified on his own behalf. They wash 15–20 trucks per day, with an average wash time of 10 minutes per vehicle. The hours of operation are 10 hours per day, closed on Sundays and no overnight parking. The proposed repairs are short-term and by appointment only. Overflow queuing will occur on the western side of the property with no parking is permitted along Demarco Drive.

John Salvador, 2211 W. Garden Road, has concerns regarding truck idling, loss of privacy, loitering, and increase in traffic accidents. He opposed the location due to its proximity to his home. Requested information about school bus safety and expressed concern over stormwater management and mosquito breeding. He also inquired whether a gate would be installed to deter nighttime activity.

Amanda Yates, 2211 W. Garden Road, reported daily issues with trucks idling, lining up on Demarco Drive, and people trespassing on her property. She stated concerns about property values, personal safety, and overall neighborhood security.

Martha Carr, 2247 W. Garden Road, inquired about drinking water and stormwater runoff.

Mr. Maffei confirmed the project is connected to public water (City of Vineland) and runoff would be managed via stormwater basins, with no standing water expected.

Mr. White confirmed the proposed use is permitted in the industrial zone and emphasized the revised plan addresses prior concerns. The applicant has reduced the building sizes, added buffering, limited hours, and eliminated overnight parking. A security gate will be installed and buffer landscaping added for residential neighbors. The applicant agreed to all conditions discussed and will comply with staff reports.

The Chairman entertained a motion to close the public hearing. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

Michael Pantalone: Yes

The Chairman entertained a motion to approve the application. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

Michael Pantalone: Yes

Gandhi Master Plan of Streets - located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-25-00023. Revision to the Master Plan of Street Extensions map that would eliminate the connection of Concetta Lane and Loretta Lane.

Steven Yost, Esq., appeared before the Board to present a redesigned application intended to address previous concerns raised by neighboring residents. The revised plan eliminates all previously requested variances.

Paul Kates, PE, PP, provided testimony on behalf of the applicant. He explained that the subject property is located on the north side between Spring and Brewster Roads. The applicant previously incorporated all of the elements of the Master Plan of Streets. He presented Exhibit A, an enlargement of the plan. The previous plan created over 40 variances, and they were not received well. The Master Plan of Streets was dated 1971 and zoning designations in the area have changed over time and stormwater regulations have drastically changed. The applicant now proposes not to divide the property down the middle, resulting in no bulk variances being sought. Staff strongly recommend that the bulb of the temporary cul-de-sac be extended to the northerly property line. The proposed development is also in full compliance with the City's Tree Ordinance.

Ms. Hicks noted that the referenced Master Plan sheet has changed over the years and is not necessarily reflective of current on-the-ground conditions.

Tiffany Palmieri, 2222 Maple Avenue, expressed concern that the street runs along the entire length of her property line. She objected to the removal of any existing trees due to privacy and safety concerns for her child and pets. She also indicated that her property lies at the lowest elevation, raising concerns about potential flooding from the new proposed development.

Mr. Kates testified that the applicant is not required to install sidewalks in front of lots that are not currently being developed. He confirmed that no trees along Ms. Palmieri's property line would be removed. The proposed road will be constructed approximately 10 feet from the property line, with full curbing and stormwater inlets to manage runoff. The developer will conduct a Pre- and Post-Development Stormwater Runoff Study in compliance with local ordinances.

Alfreda Liden, 2420 Maple Avenue, expressed opposition to the placement of a proposed basin adjacent to her property, citing concerns about aesthetics and proximity to her home.

Ms. Hicks explained that Ms. Linden's comments are for the Major Subdivision application.

The board members reviewed the updated plans and confirmed that the elimination of variances and compliance with stormwater management requirements represented a positive step in response to neighborhood concerns.

The Chairman entertained a motion to close the public hearing. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

Michael Pantalone: Yes

The Chairman entertained a motion to approve the application. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

Nilsa Rosario: Yes

Robert Odorizzi: Yes

Elizabeth Arthur: Yes

Michael Pantalone: Yes

Rushin Gandhi Major Subdivision- located on the northerly side of Maple Avenue between N Spring Road and N Brewster Road, Block 2503, Lot 43, Tax Map Sheet #25, Project No. PBA-24-0009. Preliminary major subdivision approval to configure one (1) existing lot into thirteen (13) lots. Ten (10) of the lots would be available for the construction of a single-family dwelling and three (3) lots are proposed for a stormwater basin.

Steven Yost, Esq., appeared before the Board to present the major subdivision.

Paul Kates, PE, PP, provided testimony on behalf of the applicant. The subdivision is located on the north side of Maple Avenue between Spring and Brewster Roads in the R-3 Residential Zone. The total parcel consists of approximately 9.82 acres. The applicant proposes to create a 50-foot right-of-way and subdivide the tract into 10 conforming lots for residential development, and 3 lots for stormwater management. No bulk variances are requested; the application complies fully with R-3 zoning requirements. Tree preservation requirements are being met, with a sufficient number of existing trees to remain. The applicant agrees to all comments in the Planning and Engineering review reports with a few design waivers. Basins 2, 4, 6, 7, and 8 will require access, for which a waiver is requested. Each basin will be fenced to comply with ordinance standards. The applicant has no issues related to tree protection deed restrictions. All basin construction and design will conform to the city's ordinance.

Mr. Headley noted that 52 street trees are required due to frontage on both sides of the proposed road. The applicant is requesting a waiver to install trees on only one side (the west side). He indicated that there is no objection to granting this waiver.

Jordan and Tiffany Palmieri, 2222 Maple Avenue, entered into the record Exhibit O-5, a PowerPoint presentation submitted via thumb drive. He expressed general concern about the project's impact on the neighborhood, including endangered species. Ms. Palmieri went over some requested waivers and staff explained each one.

Mr. Malinsky stated that the Department of Environmental Protection (DEP) is responsible for regulating endangered species. He explained that this is a by right application with no variances.

Mr. Headley did not object to the requested waivers, and the applicant agreed to comply with all other development requirements. He also stated that there is no objection to the waiver for fence height, with the applicant proposing 4-foot fencing with interior wire mesh for safety and visibility.

The Chairman entertained a motion to close the public hearing. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:

David Catalana: Yes

Douglas Menz: Yes

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Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

The Chairman entertained a motion to approve the application. Mr. Odorizzi so moved, Mr. Menz seconded.

Roll Call:
David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn.

Roll call:
David Catalana: Yes
Douglas Menz: Yes
Nilsa Rosario: Yes
Robert Odorizzi: Yes
Elizabeth Arthur: Yes
Michael Pantalone: Yes

TIME: 9:27 PM

Respectfully submitted,

Yasmin Perez
Planning Board Secretary